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People with disabilities between the ages of 18 and 64 deserve a viable place to live. Often it seems that government and elected officials seem to have forgotten that right. In Michigan over 221,000 people have disabilities and over 205,000 of them are trying to live independently. 148,000 of them are 18-64 and 37,500 are under 18. That's over 90% of PWD.

Unfortunately, many of these individuals have very limited housing choice. There is a shortage of subsidized housing and much of what does exist is targeted to senior citizens. Let me give just one example of the problem. The GR Housing Commission has 860 units that they manage. 47 of those units are accessible. That exceeds the 5% mandated by law (43). But 43 of those units are targeted to special groups including 34 for seniors. That means only four units are available to PWD who are not considered seniors. That's less than .5%.

PWD should not have to live below poverty levels and PWD should have affordable housing available to them. Trying to live on less than \$650 a month without appropriate subsidized housing is extremely difficult. The Qualified Allocation Plan must begin to address these issues.

We propose that the following steps be taken to begin to address these issues.

#1 – All units be designed for a lifetime – They be universal design/Zerostep.  
This is the most efficient way of serving all people.

#2 – All tax credit projects should include at least 10% at or below 30% AMI.  
Actually we would prefer 30% of household income but understand the economics and believe that 30% of AMI will begin to address the need.

#3 - Increase the total number of Supportive Housing units produced by increasing the minimum percentage of Supportive housing units to qualify for the set aside to 33%.

#4 – Increase the preservation set aside

#5 – Award Supportive Housing Set-Aside credits only to supportive housing units.

Everyday, I am contacted by people who do not qualify for senior housing who need subsidized units. There are not enough vouchers and there are not enough affordable, accessible units. We must begin to address these issues and provide housing opportunities for all. Making the suggested changes to the QAP will be a step in that direction.